



1170 Highway 315, Suite 3, Wilkes-Barre, PA 18702
570.285.8200 570.285.8201
barryisett.com

RECEIVED
FEB 14 2018

BY:

February 12, 2018
Project #1065417.000

Planning Commission
Tobyhanna Township
105 Government Center Way
Pocono Pines, PA 18350

Dear Planning Commission Members:

RE: LAKE NAOMI TENNIS CLUBS BUILDING
Tobyhanna Township, Monroe County, Pennsylvania

The Lake Naomi Club is proposing to raze the existing tennis club building and construct a new building at the same location. Due to the site restrictions (i.e. existing tennis courts, ponds, etc.), the building footprint – inclusive of the associated deck – will remain approximately the same. No impacts are proposed to the ponds or adjacent wetland areas. The existing elevated walkway is proposed to be reconstructed to allow for ADA-compliant access to the building.

Mr. James Kelley, PE, of our office, reached out to Ms. Maureen Minnick to discuss the approvals needed for the project toward the end of last year. During a subsequent phone conversation, Ms. Minnick indicated that, while zoning and building permits would be required, land development approval would not be necessary. Ms. Minnick further suggested that a sketch plan be submitted along with a request for waiver of land development approval.

Enclosed is a sketch plan depicting the proposed site work. Please accept this letter as our official request for waiver of land development approval for this project.

Please feel free to contact me with any questions you may have at 570-285-8180.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom DeAngelo', written in a cursive style.

Thomas A. DeAngelo, PE
Project Professional

Cc: Tobyhanna Township Board of Supervisors

SKETCH PLAN FOR THE LAKE NAOMI TENNIS CLUB BUILDING

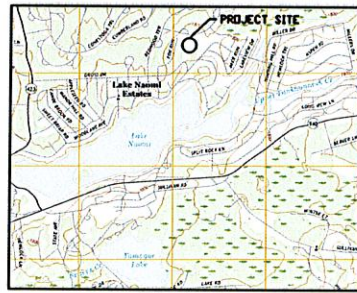
TOBYHANNA TOWNSHIP MONROE COUNTY, PA FEBRUARY 8, 2018

PLANS PREPARED BY:

**BARRY
ISETT &
associates**
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

 610.398.0904
 barryisett.com

- GENERAL NOTES:**
1. THE LAKE NAOMI CLUB INTENDS TO DEMOLISH THE EXISTING TENNIS BUILDING AND CONSTRUCT A NEW BUILDING IN THE SAME LOCATION.
 2. NO STORMWATER MANAGEMENT IS PROPOSED.
 3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 4. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN REPRESENT THE INFORMATION REASONABLY AVAILABLE WHEN THE PLAN WAS PREPARED. CONTRACTORS AND OTHERS USING THIS PLAN ARE RESPONSIBLE FOR VERIFICATION OF UNDERGROUND UTILITIES PRIOR TO DESIGN OR CONSTRUCTION WORK. ALL LOCATIONS SHOWN HEREON.
 5. ALL PARTIES UTILIZING THIS PLAN AND INFORMATION CONTAINED HEREON ARE ADVISED TO COMPLY WITH THE PENNSYLVANIA ACT 187, THE UNDERGROUND UTILITY LINE PROTECTION LAW, WHICH REQUIRES THREE WORKING DAYS NOTICE BEFORE EXCAVATION. CALL PA ONE CALL SYSTEM, INC. AT 1-800-242-1776 FOR THE LOCATION OF UNDERGROUND UTILITIES.
 6. WETLANDS EXIST ON SITE. REFER TO THE INCLUDED WETLAND REPORT.
 7. REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS AND ALL STAIR, RAMP, AND WALKWAY DETAILS.



LOCATION MAP
SOURCE: USGS 7.5-MINUTE QUADRANGLE MAP, POCONO PINES QUADRANGLE
 SCALE: 1" = 2000'

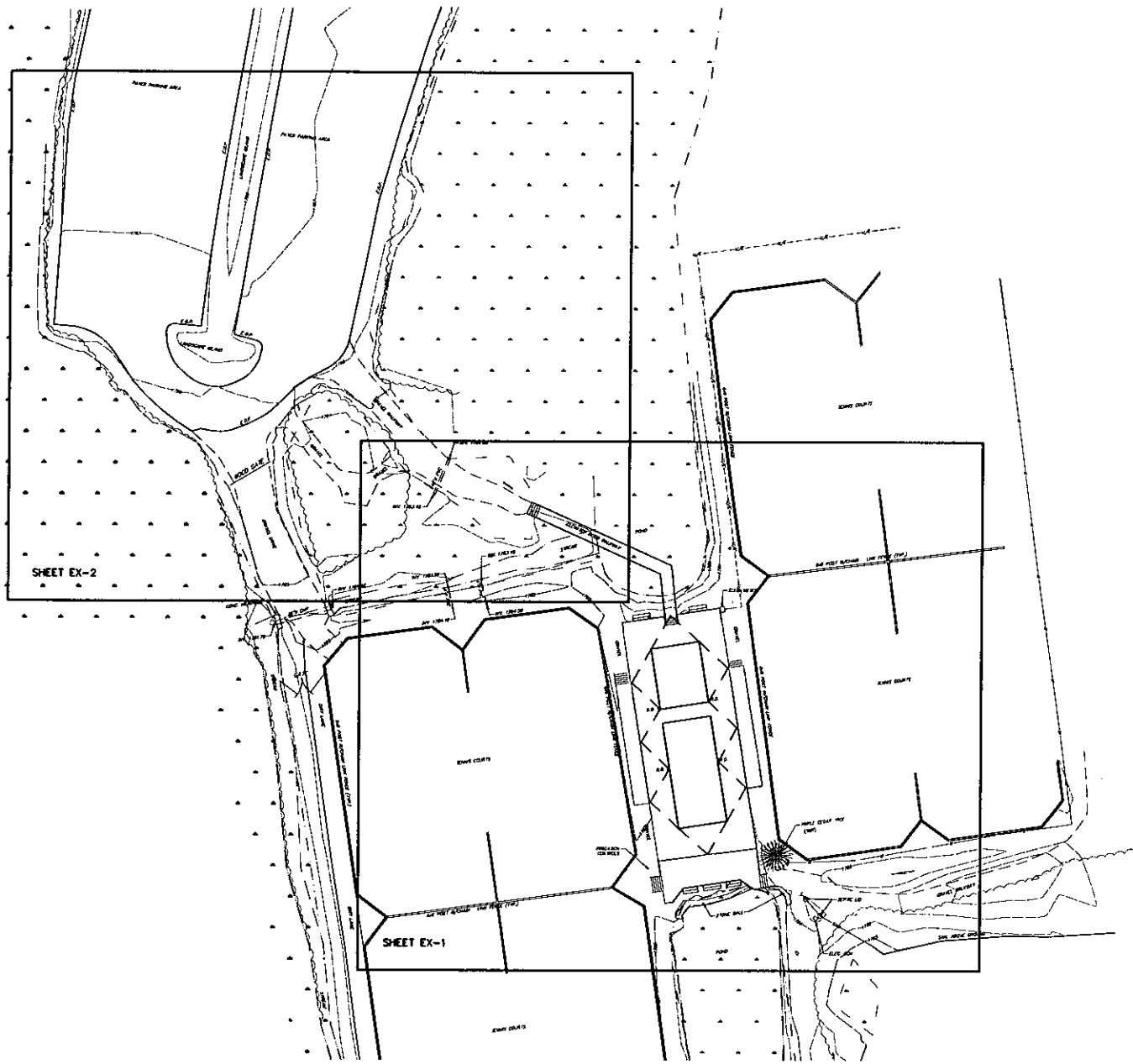
RECORD OWNER / DEVELOPER:
 LAKE NAOMI CLUB
 122 ROUTE 423
 POCONO PINES, PA 18350
 (570) 646-9191

ENGINEER:
 BARRY ISETT & ASSOCIATES, INC.
 1170 HIGHWAY 315
 SUITE 3
 MILKES-BARRE, PA 18708
 (570) 285-8200

PLAN INDEX		
PLAN DESIGNATION	PLAN TITLE	PLAN NO.
TS-1	TITLE SHEET	1
MEK-1	MASTER EXISTING SITE & DEMO PLAN	2
EK-1	EXISTING SITE & DEMO PLAN	3
EK-2	EXISTING SITE & DEMO PLAN	4
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SP-1	SITE PLAN	6
SP-2	SITE PLAN	7
DE-1	CONSTRUCTION DETAILS	8

USERS (OWNERS, CONTRACTORS) OF THIS PLAN ARE ADVISED THAT ALL PLANS SHOWN IN THE ABOVE REFERENCED PLAN INDEX SHALL BE UTILIZED WHEN PREPARING ESTIMATES, MANUFACTURING STRUCTURES, AND PERFORMING CONSTRUCTION. CERTAIN PLANS MAY HAVE FEATURES (EXISTING OR PROPOSED) WHICH MAY BE HIDDEN FROM VIEW TO PROVIDE CLARITY FOR THAT PARTICULAR PLAN. ALL DRAWINGS WITHIN THIS PLAN SET SHALL BE REVERSED AND UTILIZED.





LEGEND

CONTOUR	
BUILDING	
GRAVEL	
UTILITY POLE	
OVERHEAD WIRE	
OVERHEAD ELECTRIC	
OVERHEAD TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
UNDERGROUND TELEVISION	
WATER MAIN & VALVE	
MAN	
SAFETY LINE, HAZARDOUS & CLEARCUT	
BOX	
DECEASED TREE	
EXPOSED TREE	
ICE ROW	
CONTOUR	
SPOT ELEVATION	
STREAM	
WETLANDS	
EDGE OF PAVEMENT	
WETLANDS	
TYPICAL	
TO BE REMOVED	
FINISHED FLOOR	

[Dashed line] TO BE REMOVED
 [Solid line] FINISHED FLOOR

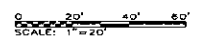
[Dashed line] TO BE REMOVED
 [Solid line] FINISHED FLOOR

SURVEY NOTES:

1. THIS DRAWING HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE PROPORTIONAL TO WORK AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO ANY FUTURE CONSTRUCTION.
2. THIS SURVEY PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CLEARCUT TITLE COMMITMENT OR BOUNDARY SURVEY BY A SEARCH OF THE PUBLIC RECORDS OF WILMING COUNTY, PENNSYLVANIA.
3. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THIS SURVEY.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO FURNISH ALL EQUIPMENT, MATERIALS, AND LABOR NECESSARY FOR DEMOLITION OF EXISTING FEATURES AS INDICATED HEREON.
2. ALL DEMOLITION MATERIAL REMOVED FROM THE SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE DISPOSED OF AT A FACILITY LICENSED TO ACCEPT THIS TYPE OF MATERIAL.
3. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS.



DATE	10/15/2014
SCALE	1" = 20'
DRAWN	JAC
CHECK	JPL
APPVED	JPL
DATE	10/15/2014
PROJECT	JPL

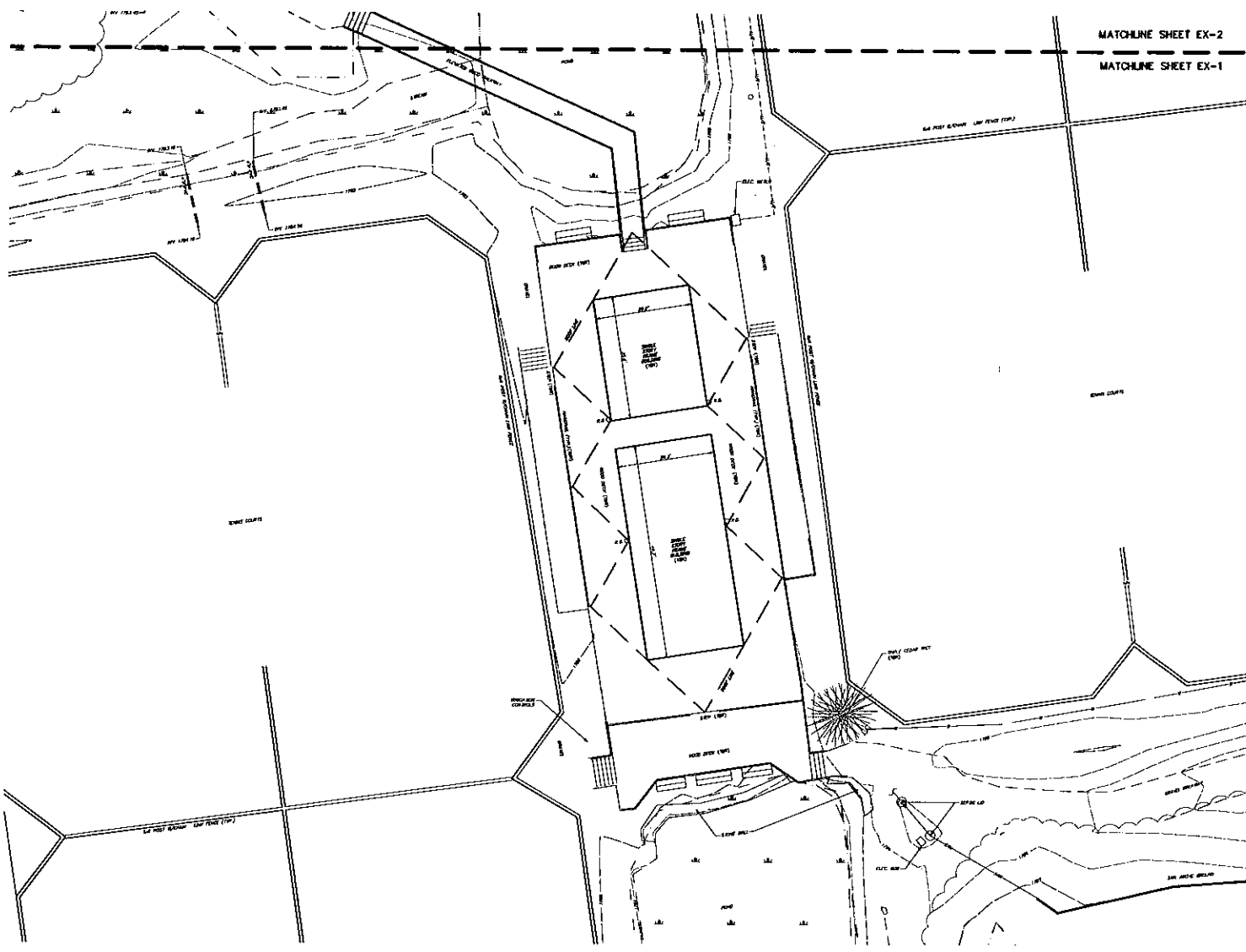
BARRY HISETT & ASSOCIATES
 610.368.0004
 baryh@aol.com

MASTER EXISTING SITE & DEMO PLAN
LAKE NAOMI TENNIS CLUB BUILDING
LAKE NAOMI CLUB
TOBYHANNA TWP
MONROE COUNTY, PA

DATE	10/15/2014	DRINK
SCALE	1" = 20'	CHE
DRAWN	JAC	APPROV
CHECK	JPL	JPL
APPVED	JPL	JPL
DATE	10/15/2014	PROJECT
PROJECT	JPL	JPL

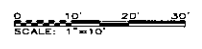
2 OF 2

MEX-1



MATCHLINE SHEET EX-2
 MATCHLINE SHEET EX-1

- LEGEND**
- CLADDING
 - BUILDING
 - GRAVEL
 - UTILITY POLE
 - OVERHEAD WPIES
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - OVERHEAD TELEVISION
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND TELEVISION
 - SEWER MAN & VALVE
 - WATER
 - SHASTERY LINE, MARKER, & CLEARCUT
 - SOIL
 - DECIDUOUS TREE
 - OVERARCH TREE
 - DECK FLOW
 - CONCRETE
 - SPOT ELEVATION
 - STREAM
 - WETLANDS
 - EDGE OF PAVEMENT
 - STANDARD
 - TYPICAL
 - TO BE REMOVED
 - FINISHED FLOOR
- NOTE:
 DOTTED LINE INDICATES PROPOSED FEATURES
 SOLID LINE INDICATES EXISTING FEATURES



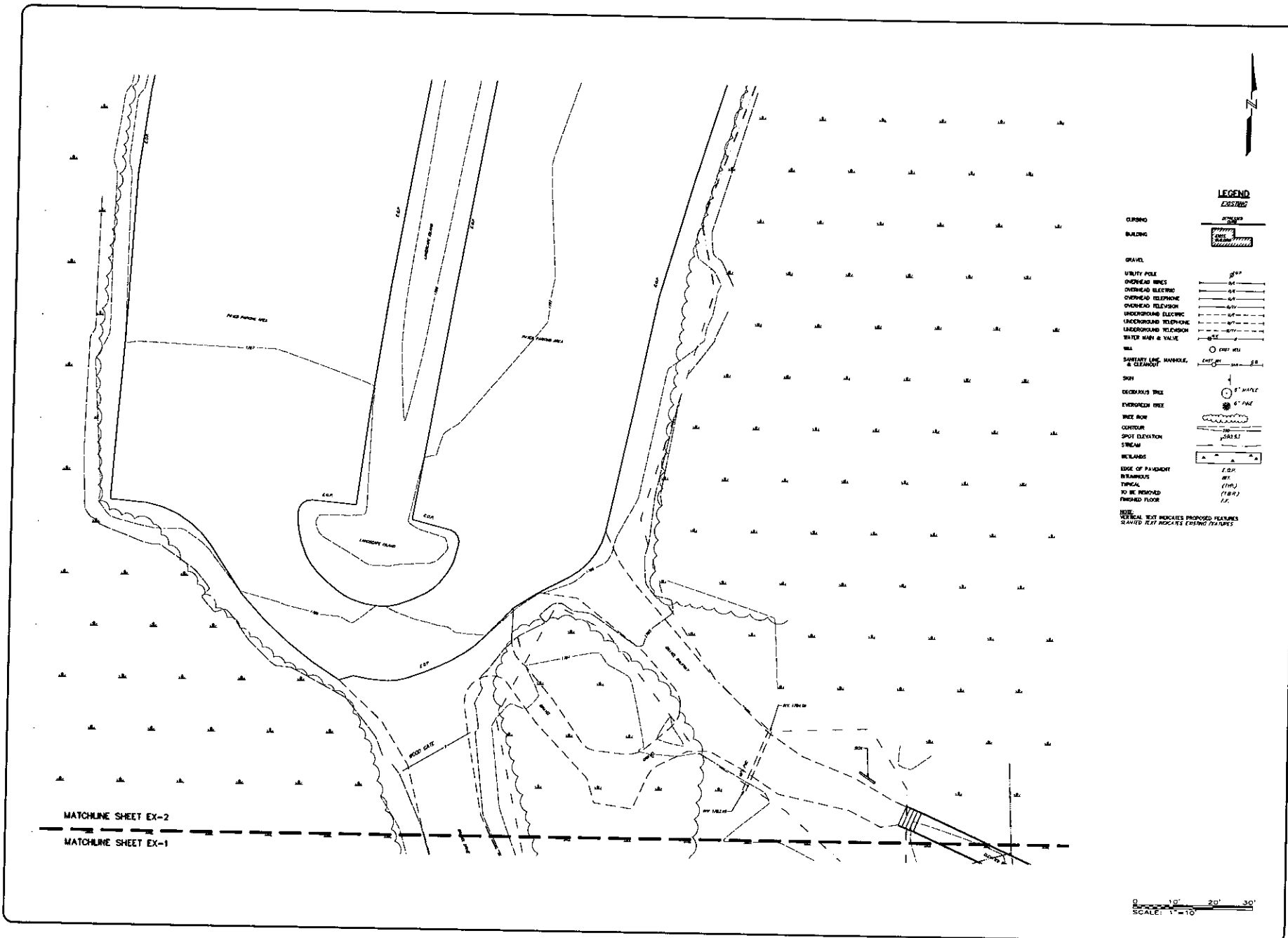
DATE	08/20/2010	DRW	
SCALE	1" = 10'	CHEK	
DRWING	TAC	APPROV	
JOB	100411.000	PROJECT	
COPYRIGHT 2010		2 OF 6	

BARRY
DISETT &
Associates
 610.386.0804
 barrydise.com

EXISTING SITE & DEMO PLAN
LAKE NAOMI TENNIS CLUB BUILDING
LAKE NAOMI CLUB
TOBYHANNA TWP
MONROE COUNTY, PA

DATE	08/20/2010	DRW	
SCALE	1" = 10'	CHEK	
DRWING	TAC	APPROV	
JOB	100411.000	PROJECT	
COPYRIGHT 2010		2 OF 6	

EX-1



- LEGEND**
EXISTING
- CURSING
 - BUILDING
 - GRAVEL
 - UTILITY POLE
 - OVERHEAD WIRE
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND TELEVISION
 - WATER MAIN & VALVE
 - WELL
 - SEWER LINE, MANHOLE, & CLEANOUT
 - SPRINKLER
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - INLET BOX
 - COURT
 - SPOT ELEVATION
 - STREAM
 - WETLANDS
 - EDGE OF PAVEMENT
 - IRREGULAR
 - TYPICAL
 - TO BE REMOVED
 - FINISHED FLOOR
- NOTE:**
SYMBOLIC TEXT INDICATES PROPOSED FEATURES
SHADED TEXT INDICATES EXISTING FEATURES

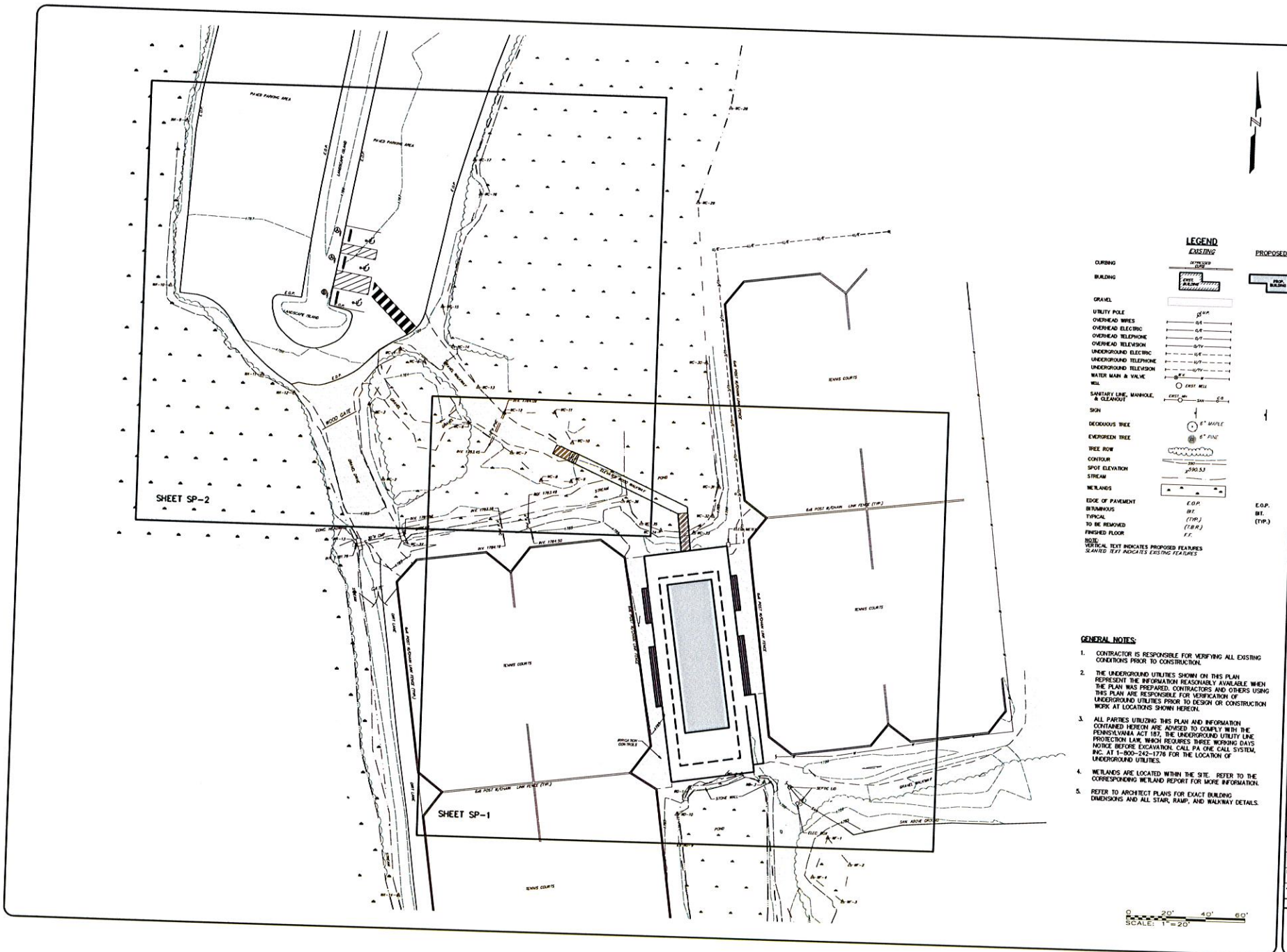
DATE	BY

BARRY DISETT & ASSOCIATES
 610-396-0904
 barrydisett.com
 PROFESSIONAL ENGINEERING FIRM

EXISTING SITE & DEMO PLAN
LAKE NAOMI TENNIS CLUB BUILDING
LAKE NAOMI CLUB
TOBYHANNA TWP
MONROE COUNTY, PA

DATE:	05/09/2014	ORDER:	
SCALE:	1" = 10'	CHK:	
DRAWN:	YAD	APPR:	JPK
FOR:	10/04/17/200	PROJECT:	JPK
COPYRIGHT 2014			
4 OF 4			

EX-2



LEGEND

EXISTING	PROPOSED
CURBING	PROPOSED CURBING
BUILDING	PROPOSED BUILDING
GRAVEL	
UTILITY POLE	
OVERHEAD WIRES	
OVERHEAD ELECTRIC	
OVERHEAD TELEPHONE	
OVERHEAD TELEVISION	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
UNDERGROUND TELEVISION	
WATER MAIN & VALVE	
WELL	
SANITARY LINE, MANHOLE, & CLEANOUT	
SIGN	
DECIDUOUS TREE	
EVERGREEN TREE	
TREE ROW	
CONTOUR	
SPOT ELEVATION	
STREAM	
WETLANDS	
EDGE OF PAVEMENT	
BENCHMARK	
TYPICAL	
TO BE REMOVED	
FINISHED FLOOR	
NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES SLANTED TEXT INDICATES EXISTING FEATURES	

- GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN REPRESENT THE INFORMATION REASONABLY AVAILABLE WHEN THIS PLAN WAS PREPARED. CONTRACTORS AND OTHERS USING THIS PLAN ARE RESPONSIBLE FOR VERIFICATION OF UNDERGROUND UTILITIES PRIOR TO DESIGN OR CONSTRUCTION WORK AT LOCATIONS SHOWN HEREON.
 - ALL PARTIES UTILIZING THIS PLAN AND INFORMATION CONTAINED HEREON ARE ADVISED TO COMPLY WITH THE PENNSYLVANIA ACT 137, THE UNDERGROUND UTILITY LINE PROTECTION LAW, WHICH REQUIRES THREE WORKING DAYS NOTICE BEFORE EXCAVATION. CALL PA ONE CALL SYSTEM, INC. AT 1-800-242-1778 FOR THE LOCATION OF UNDERGROUND UTILITIES.
 - WETLANDS ARE LOCATED WITHIN THE SITE. REFER TO THE CORRESPONDING WETLAND REPORT FOR MORE INFORMATION.
 - REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS AND ALL STAIR, RAMP, AND WALKWAY DETAILS.

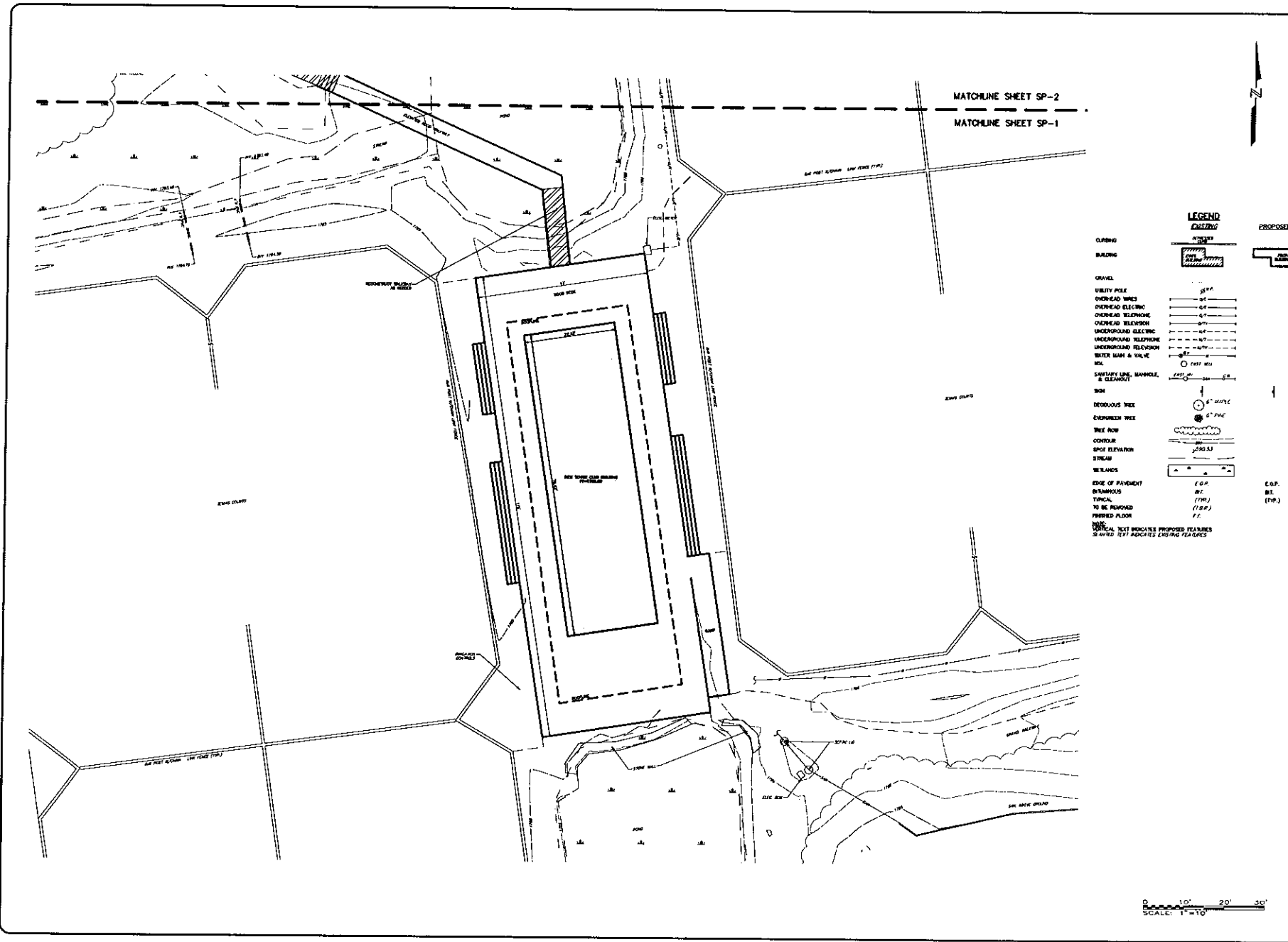


REVISIONS	DATE	BY

BARRY DISSETT & ASSOCIATES
 610.398.0904
 barry@sd.com

MASTER SITE PLAN
LAKE NAOMI TENNIS CLUB BUILDING
LAKE NAOMI CLUB
TOBYHANNA TWP
MONROE COUNTY, PA

DATE:	08/09/2018	DSGN:	JPK
SCALE:	1"=20'	CHK:	JPK
DRAWN:	TAD	APPRD:	JPK
JOB:	1085417.000	P. MGR:	JPK
COPYRIGHT 2018			
8 OF 8			
MSP-1			



MATCHLINE SHEET SP-2
MATCHLINE SHEET SP-1

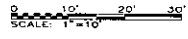
LEGEND
EXISTING

- CURB
- GRAVEL
- UTILITY POLE
- OVERHEAD WIRE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- WATER MAIN & VALVE
- MANHOLE
- STORMWATER LINE, MANHOLE, & CATCH BASIN
- BIOMASS
- DECIDUOUS TREE
- EVERGREEN TREE
- TREE ROW
- CONTOUR
- SPOT ELEVATION
- STREAM
- WETLANDS
- EDGE OF PAVEMENT
- OBSCURE
- TYPICAL
- TO BE REMOVED
- PAVED FLOOR

PROPOSED

- NEW BUILDING
- E.O.P.
- B.T.
- (T.P.)

NOTE: DASHED LINES INDICATE PROPOSED FEATURES
SOLID LINES INDICATE EXISTING FEATURES



DATE: _____ DRAWN: _____

SCALE: 1" = 10'

DESIGNED: TAD APPROVED: JPK

JOB: WOODHURST POND FLOOR PLAN APPROVED: JPK

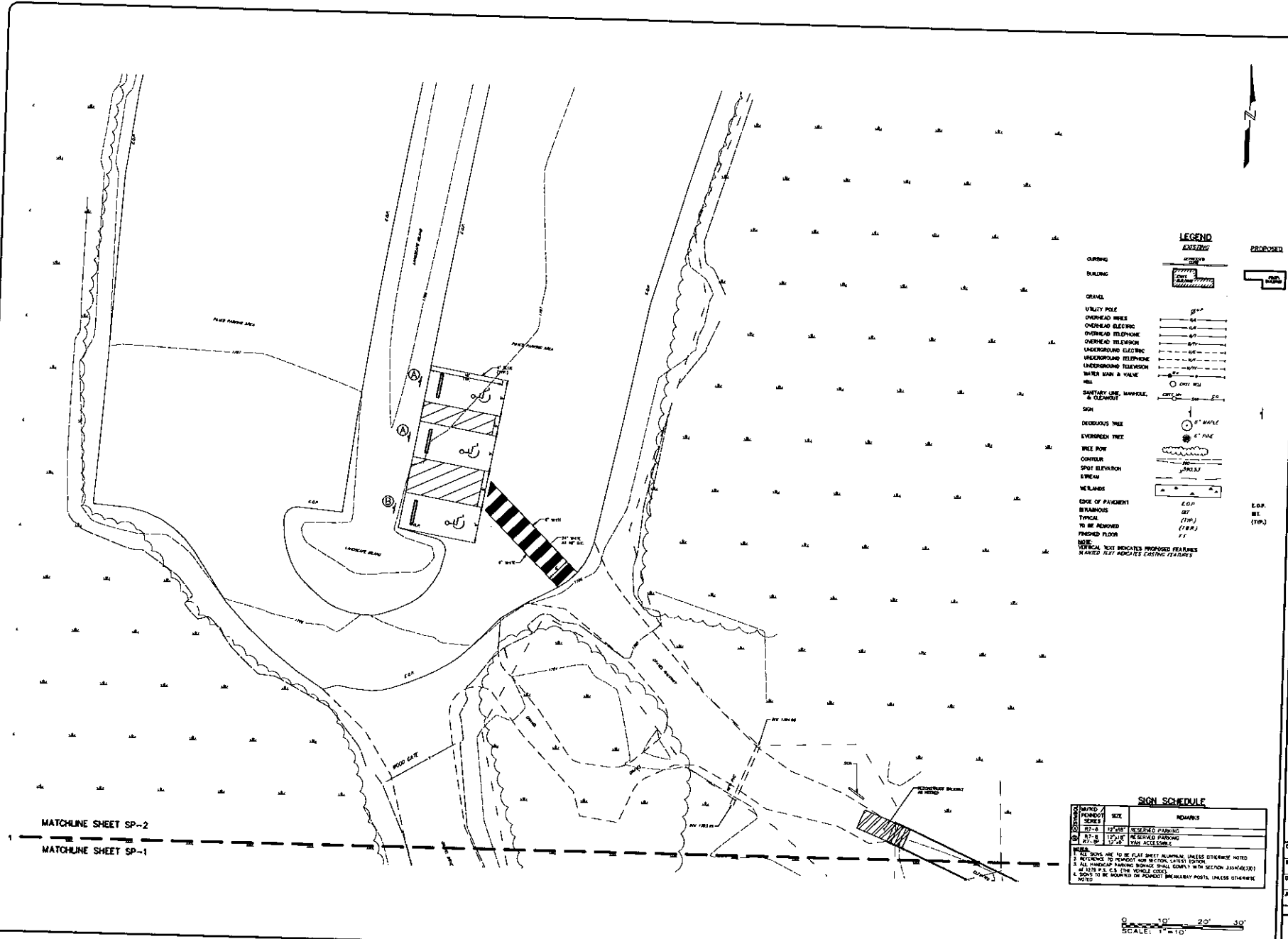
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SP-1

BARRY H. ISETT & ASSOCIATES
610.388.0804
barryisett.com

SITE PLAN
LAKE NAOMI TENNIS CLUB BUILDING
LAKE NAOMI CLUB
TOBYHANNA TWP
MONROE COUNTY, PA

PROJECT NO. 14-0011 (REVISED 12/15/14) DRAWN BY: TAD APPROVED BY: JPK DATE: 12/15/14



LEGEND

EXISTING

PROPOSED

CHURCH

BUILDING

GRAVEL

UTILITY POLE

OVERHEAD WIRE

OVERHEAD ELECTRIC

OVERHEAD TELEPHONE

OVERHEAD TELEVISION

UNDERGROUND ELECTRIC

UNDERGROUND TELEPHONE

UNDERGROUND TELEVISION

WATER MAIN & VALVE

SEWER

SANITARY LINE, MANHOLE, & CLEANOUT

SOIL

DECIDUOUS TREE

EVERGREEN TREE

TREE ROW

CONTOUR

SPOT ELEVATION

STREAM

WETLANDS

EDGE OF PAVEMENT

BRAMBLES

TYPICAL

TO BE REMOVED

FRESH FLOOR

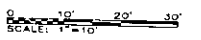
NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
HATCHED TEXT INDICATES EXISTING FEATURES

SIGN SCHEDULE

NO.	SYMBOL	SIZE	REMARKS
1	(Symbol)	12'x18'	RESERVED PARKING
2	(Symbol)	12'x18'	RESERVED PARKING
3	(Symbol)	12'x18'	RESERVED PARKING
4	(Symbol)	12'x18'	RESERVED PARKING

NOTES:

1. REFER TO ALL SHEET NUMBERS UNLESS OTHERWISE NOTED
2. ALL PARKING SPACES SHALL BE 12'x18' WITH 5' SIDEWALK
3. REFER TO THE VERTICAL CURVE
4. DOTS TO BE PLACED ON POSTS UNLESS OTHERWISE NOTED



DATE	BY

BARRY ISETT & ASSOCIATES

810.388.0804
barryisett.com

REGISTERED PROFESSIONAL ENGINEER
MONROE COUNTY, PENNSYLVANIA

SITE PLAN

LAKE NAOMI TENNIS CLUB BUILDING

LAKE NAOMI CLUB

TOBYHANNA TWP

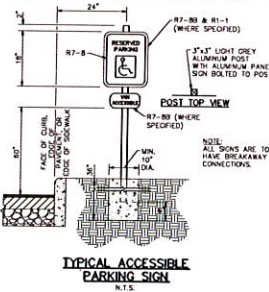
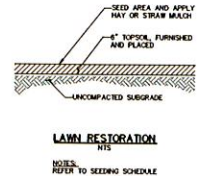
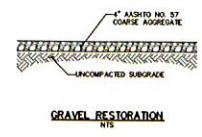
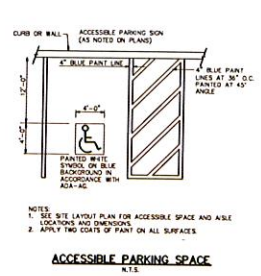
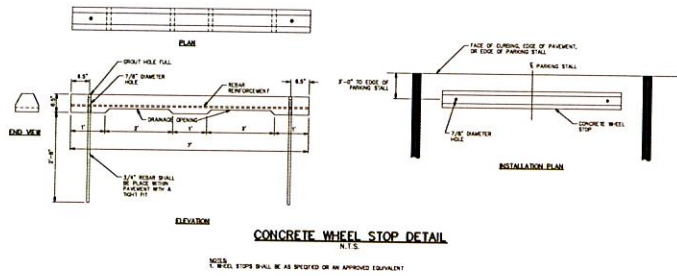
MONROE COUNTY, PA

DATE	CHKD
SCALE	APP'D
DATE	

SP-2

MATCHLINE SHEET SP-2

MATCHLINE SHEET SP-1



DATE	BY
REVISIONS	

BARRY ISETT & ASSOCIATES
 610.398.0904
 baryisset.com
 www.baryisset.com

CONSTRUCTION DETAILS
 LAKE NAOMI TENNIS CLUB BUILDING
 LAKE NAOMI CLUB
 TOBYHANA TWP
 MONROE COUNTY, PA

DATE	DSGN
02/09/2018	JPK
SCALE	CHK
N.T.S.	JPK
DRAWN	APPR
TAD	JPK
NO. 1088417.000	P. WORK
	JPK
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11	

DE-1